

NO TRANSFER  
TAX PAID

Doc # 2004035657  
Book 8202 Page 0068


WARRANTY DEED

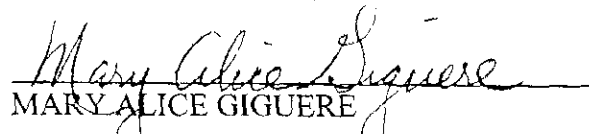
42-96  
# 01838

RICHARD A. GIGUERE and MARY ALICE GIGUERE, husband and wife, both of Waterville, Kennebec County, Maine for consideration paid, hereby grant to MARY ALICE GIGUERE and RICHARD A. GIGUERE, Trustees, or their successors in trust, under the MARY ALICE GIGUERE LIVING TRUST, dated November 5, 2003, and any amendments thereto, of 66 Matthews Ave., Waterville, Maine, 04901, with WARRANTY COVENANTS, the following real property bounded and described as set forth in Schedule A, hereto annexed and incorporated by reference herein as though set forth in full.

SEE ATTACHED SCHEDULE A

Witness our hands and seals this 12<sup>th</sup> day of February, 2004.

  
RICHARD A. GIGUERE


  
MARY ALICE GIGUERE

STATE OF MAINE  
County of Kennebec

February 12, 2004

Then personally appeared before me the above named RICHARD A. GIGUERE and MARY ALICE GIGUERE and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Paul O. Dillon  
Attorney at Law  
Bar Registration #6894

② P. Dillon

Schedule A

42-96

Two certain lots or parcels of land situated in the City of **WATERVILLE**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lots #113 and the westerly half of Lot #112 on Plan of Rosemar Park as amended, made for L.N. Violette Co., Inc., April 1951 and recorded in the Kennebec County Registry of Deeds to which Plan reference is hereby made for a more particular description and being apart of the same premises conveyed to Lorriane V. McAleer and Louis N. Violette as Trustees under Deed of Trust from Robert J. Violette et als dated December 26, 1957 and recorded as aforesaid in Book 1102. Page 256.

This conveyance is made upon the express condition and subject to the following restrictions:

1. That no building or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25') feet of Mathews Avenue, or within five (5') feet of either the east or west boundary lines.
2. That no residences for more than two families will be built thereon.
3. That no trade or business will be carried on thereon.
4. That the lot will not be used for the storage of any new or second hand goods, automobiles, machines, junk or salvage material of any kind.
5. That no separate garage shall be built thereon larger than twenty (20') feet by twenty (20') feet, two car, and that the front of said garage shall not be nearer to Mathews Avenue than thirty-five (35') feet.
6. That no building house costing less than Six Thousand (\$6,000.00) dollars shall be built thereon.

For grantor's title see deed of Gerard J. Giguere and Charlotte Giguere to Richard A. Giguere and Mary Alice Giguere dated January 28, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2271, Page 252.

Received Kennebec SS.  
11/15/2004 9:25AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS